

## CLADDING SAFETY VICTORIA REPORT IDENTIFIES DEFECTS ACROSS BUILDINGS IMPACTED BY CLADDING RECTIFICATION PROGRAM

**12 July 2023:** Strata Community Association (Vic), the peak body for the Owners Corporations industry, is concerned by evidence of widespread defects in strata buildings already impacted by cladding issues and supports Cladding Safety Victoria (CSV) in its efforts to help identify and address such issues.

A report recently released by CSV into the 339 total funded buildings in the Victorian Government's Cladding Rectification Program (CRP) has found that half had defects unrelated to cladding and one-in-four buildings had leaking balconies, balustrades and terraces causing structural damage.

The CSV report noted defects with balconies can result from '[either poor architectural design, defective construction by builders or maintenance issues.](#)'

Building defects continue to affect many Victorian strata residents, owners, owners corporations and managers in terms of costs in time and money in seeking rectification, as well as impacts on physical and mental health and wellbeing where these issues occur over a longer period.

The strata industry sits at the centre of the building defects issue and SCA (Vic) recommends the Victorian Government establishes [a centralised portal overseen by the Victorian Building Authority \(VBA\) dedicated to the retention of base building information \(in the form of building manuals\) relating to design, construction, and maintenance of multi-dwelling properties.](#) In addition, SCA (Vic) is calling for greater accountability in the building sector and greater recourse for consumers to address building defects.

CSV's recent report also notes defect rectification [must be completed and funded by the building owners before cladding rectification can be undertaken](#) under the CRP. This can pose ongoing challenges in relation to owners and Owners Corporation managers in addressing general building defects in order to allow for CSV to undertake cladding rectification. SCA (Vic) has [broadly supported the expansion of the DBI scheme in Victoria and has suggested that further reforms in this context be considered.](#)

Nearly one in five Victorians live in strata and it will be vital to continue to work on behalf of the sector to generate better outcomes in term of planning and regulation to help ensure improved quality of living now and into the future.

Read the full CSV report – [Research Paper](#).

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### About Strata Community Association (Vic)

[Strata Community Association \(Vic\)](#) is the peak body for the Owners Corporations industry. SCA (Vic) was formed in 1990 to provide advocacy, support, advice and promotion.

It is estimated that almost one in five Victorians live in a strata-titled property. Owners Corporations represent property valued at nearly \$400 billion across Victoria.

The strata sector comprises commercial, industrial, and recreational properties ranging from two units in a suburban street to many hundreds of units in inner city apartment buildings.

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